



moreland

Golders Way

Golders Green, NW11



Three Bedroom



Two Bathroom



Permit



Apartment



Tenure

Offers Over: £550,000

[moreland.uk.com](https://www.moreland.uk.com)

Golders Way, NW11

Discover the epitome of urban living in this stunning 3 bedroom apartment situated in the heart of Golders Green, London. Boasting a spacious layout, luxurious features, ample storage, and a prime location, this property offers an unparalleled experience for those seeking the ultimate city lifestyle.

As you step inside, you'll be immediately struck by the ceiling height and the natural light flooding through from the front of the property.

The modern kitchen is a chef's dream, equipped with top-of-the-line stainless steel appliances, sleek countertops, a custom fitted bench and trendy open shelving.

The apartment features three generously-sized bedrooms (one currently used as an office), each offering storage and a peaceful sanctuary to retire to at the end of the day. The master bedroom in the loft conversion boasts a walk-in wardrobe and an en-suite bathroom with bath. The additional two bedrooms are equally inviting and share a well-appointed family bathroom.

One of the highlights of this apartment is the South facing reception room. Providing the perfect space for entertaining guests or simply relaxing with family.

Situated on Golders Way and looking out over the high street, this second floor maisonette property enjoys a prime location in one of London's most desirable neighbourhood's. The area is renowned for its excellent transport links, with convenient access to the tube station, bus routes, and main road networks. The bustling city centre is just a short commute away, allowing you to easily explore all that London has to offer, from world-class shopping and dining to renowned cultural landmarks.

In addition to its convenient location, the apartment also benefits from a range of local amenities within walking distance. Indulge in a leisurely stroll in the nearby parks or discover a variety of bakeries, unique boutique shops and trendy cafes.

Whether you're a young professional seeking a stylish city apartment or a growing family in need of extra space, this 3 bedroom apartment in Golders Way is the perfect place to call home. Don't miss out on this exceptional opportunity to embrace the energy and vibrancy of London living. Contact us today to arrange a viewing and experience the epitome of urban luxury first-hand.



Overview

- Close to Golders Green Underground station
- Exquisite 3 bedroom
- Local amenities
- Luxurious features
- Modernised Apartment
- Walking distance to Golders Hill Park & Hampstead Heath





Education

Primary Schools

- Garden Suburb Junior School - 0.9 miles
- Menorah Primary School for Girls - 770 yds
- Wessex Gardens Primary School - 0.5 miles

Secondary Schools

- Shiras Devorah High School - 780 yds
- WENTWORTH COLLEGE - 0.9 miles
- The Henrietta Barnett School - 0.9 miles

Transport

With Golders Green Underground station being the closest, you'll enjoy effortless travel to various destinations, be it for work or leisure.



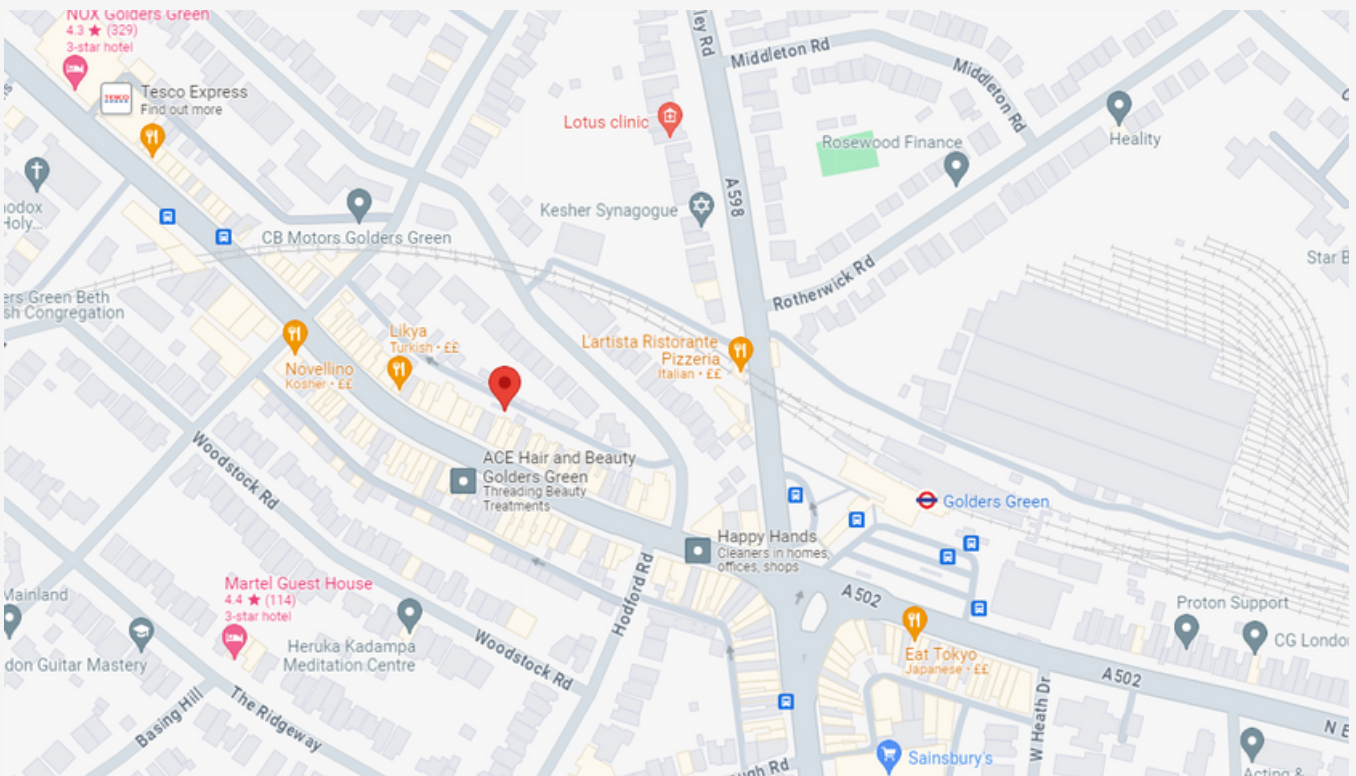
M1 Motorway
9 min drive



Hampstead
12 min



London Luton Airport
30 min drive



Golders Way NW11

Total Area: 1017 ft² ... 94.5 m²




Second Floor



Third Floor

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C		
5-68	D		58 D
1-54	E	43 E	
1-38	F		
-20	G		

COUNCIL TAX £ / BAND	Council Tax Band G
TENURE	Leasehold
SERVICE CHARGE	£700 per annum
GROUND RENT	£200 per annum
LEASE LENGTH REMAINING	108 years
OTHER CHARGES	N/A
CONSERVATION AREA	Golders Green Town Centre, Barnet
PROPERTY TYPE	Apartment
PROPERTY CONSTRUCTION	Solid brick, as built, no insulation (assumed)
ELECTRICITY SUPPLY	British Gas Electricity
WATER SUPPLY	Thames Water
SEWERAGE	Thames Water
HEATING	Programmer, room thermostat and TRVs
BROADBAND	BT , SKY, VIRGIN
MOBILE SIGNAL/COVERAGE	
PARKING	Permit Parking
BUILDING SAFETY	N/A
RESTRICTIONS	N/A
RIGHTS AND EASEMENTS	N/A
FLOOD RISK	Rivers and Seas- Very Low/ Surface Water- Low
PLANNING PERMISSION	N/A
ACCESSIBILITY/ADAPTATIONS	N/A
OTHER INFORMATION	N/A





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Client Testimonials

- Want to say Thank You for an absolutely fantastic, efficient service from the team at Moreland Estates. My experience with them was that they always try to be available and work as a team with close attention to detail. I would have no hesitation in recommending them.
- Highly appreciated. Thank you very much and I will recommend to my friends and family and relatives. Thank you Sarah & Moreland Team.
- The sale was organised efficiently by Moreland and communication was good throughout the process. Many thanks.
- They have been fantastic from day one, are quick at answering any questions/queries and have kept me updated during the entire process. Would highly recommend if you are looking to sell your property.
- Thanks to Edward And team! Super swift process and made my life easy as possible. Thanks to the whole team!